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PROPOSED PROGRAMME BUDGET FOR THE BIENNIUM 1994-1995*

PART XI. CAPITAL EXPENDITURES

Section 30. *Construction, alteration, improvement and major maintenance*

CONTENTS

		Page
Overview		2
A.	Construction	5
B.	Alterations and improvements	6
C.	Major maintenance	11

* The present document contains section 30 of the proposed programme budget for the biennium 1994-1995. The complete proposed programme budget will subsequently be issued in final printed form as *Official Records of the General Assembly, Forty-eighth Session, Supplement No. 6* (A/48/6/Rev.1).

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Part XI

CAPITAL EXPENDITURES

SECTION 30. CONSTRUCTION, ALTERATION, IMPROVEMENT AND MAJOR MAINTENANCE

Overview

TABLE 30.1. SUMMARY OF 1994-1995 REQUIREMENTS BY PROGRAMME

(Thousands of United States dollars)

(1) Regular budget

	1992-1993 revised appropriation	*Resource growth*		*Total before recosting*	*Recosting*	*1994-1995 estimates*
		Amount	*Percentage*			
A. Construction	62 533.0	(45 291.1)	(72.4)	17 241.9	-	17 241.9
B. Alteration and improvements	23 443.5	9 643.6	41.1	33 087.1	1 966.1	35 053.2
C. Major maintenance	12 873.7	5 755.8	44.7	18 629.5	1 783.0	20 412.5
Total, regular budget	**98 850.2**	**(29 891.7)**	**(30.2)**	**68 958.5**	**3 749.1**	**72 707.6**

TABLE 30.2. SUMMARY OF 1994-1995 REQUIREMENTS BY PROGRAMME

(Thousands of United States dollars)

	1992-1993 revised appropriation	Resource growth		Total before recosting	Recosting	1994-1995 estimates
		Amount	Percentage			
A. Construction						
1. Economic and Social Commission for Asia and the Pacific	4 463.6	(4 463.6)	(100.0)	-	-	-
2. Economic Commission for Latin America and the Caribbean	654.5	(654.5)	(100.0)	-	-	-
3. Economic Commission for Africa	57 414.9	(40 173.0)	(69.9)	17 241.9	-	17 241.9
Total, A	**62 533.0**	**(45 291.1)**	**(72.4)**	**17 241.9**	-	**17 241.9**
B. Alteration and improvements						
1. Global programme	-	2 752.1	-	2 752.1	101.8	2 853.9
2. Headquarters	10 796.7	3 406.8	31.5	14 203.5	797.7	15 001.2
3. Geneva	8 551.3	3 715.7	43.4	12 267.0	604.7	12 871.7
4. Vienna	748.1	1.9	0.2	750.0	51.7	801.7
5. Nairobi	653.6	(299.1)	(45.7)	354.5	83.8	438.3
6. Economic and Social Commission for Asia and the Pacific	1 446.5	103.5	7.1	1 550.0	98.5	1 648.5
7. Economic Commission for Latin America and the Caribbean	629.5	80.5	12.7	710.0	159.1	869.1
8. Economic Commission for Africa	617.8	(117.8)	(19.0)	500.0	68.8	568.8
Total, B	**23 443.5**	**9 643.6**	**41.1**	**33 087.1**	**1 966.1**	**35 053.2**
C. Major maintenance						
1. Headquarters	7 938.8	2 735.2	34.4	10 674.0	788.7	11 462.7
2. Geneva	2 674.3	416.9	15.5	3 091.2	166.7	3 257.9
3. Vienna	288.6	11.4	3.9	300.0	-	300.0
4. Nairobi	385.6	1 358.7	352.3	1 744.3	416.7	2 161.0
5. Economic and Social Commission for Asia and the Pacific	628.4	856.6	136.3	1 485.0	122.1	1 607.1
6. Economic Commission for Latin America and the Caribbean	246.9	228.1	92.3	475.0	136.4	611.4
7. Economic Commission for Africa	711.1	148.9	20.9	860.0	152.4	1 012.4
Total, C	**12 873.7**	**5 755.8**	**44.7**	**18 629.5**	**1 783.0**	**20 412.5**
Total, A, B and C	**98 850.2**	**(29 891.7)**	**(30.2)**	**68 958.5**	**3 749.1**	**72 707.6**

Overview

30.1 The activities under this section are described in subprogramme 5, Facilities management, maintenance and construction, of Programme 43, General services, of Major Programme X, Administrative services, of the medium-term plan for the period 1992-1997 (A/45/6/Rev.1, paras. 43.38 to 43.41 and A/47/6/Rev.1). General Assembly resolution 37/14 E of 16 November 1982, which endorsed the programme of systematic and progressive replacement and upgrading of the electronic equipment in the conference rooms at United Nations Headquarters, constitutes an additional mandate for the work programme.

30.2 The staff and related costs for the activities of the subprogramme described below are included under section 25D of the proposed programme budget for the biennium 1994-1995. Within their respective spheres, the organizational units of United Nations offices away from Headquarters and at the regional commissions undertaking general service support also carry out the activities under the subprogramme. Those units include, inter alia, General Services within the Division of Administration at the United Nations Office at Geneva and the Division of Administrative and Common Services at the United Nations Office at Vienna, the United Nations Common Services, Nairobi, and the divisions of administration at the regional commissions. In carrying out those functions, a coordinated and systematic approach to the problems of common concern related to facilities management, major maintenance and construction will be pursued. While those activities are carried out by these respective units, that portion of the resource requirements requiring capital expenditures are requested under this section and will be managed and coordinated centrally. Provisions are, therefore, made for the construction, alteration, improvement and major maintenance of the premises occupied by the United Nations at the principal duty stations.

30.3 Major maintenance requirements vary with the age of building, type of construction, climate and adequacy of regular maintenance programmes. A majority of United Nations properties are over 20 years old, requiring more active intervention to prevent structural, functional and technical obsolescence. New technologies in communications, office automation and information management require modifications and improvements to buildings that were not designed to incorporate the specialized requirements of these technologies. For example, the application of energy-saving technologies to existing buildings inevitably gives rise to significant architectural and engineering modifications. New safety and environmental standards impose a need to renovate existing buildings to modern standards in areas such as fire safety, access for the disabled, interior air quality, asbestos abatement and safe handling of dangerous or toxic materials. The demand for additional office accommodation, owing to the expansion of substantive programmes, peace-keeping and humanitarian activities, must initially be met with efficient office space planning and eventually by the construction of additional accommodation or rental of outside premises.

30.4 The programme of maintenance, modernization and capital improvements, however, has suffered from the necessity of deferring previously approved projects, owing to the financial difficulties of the Organization. The policy of maximum restraint necessitated phasing over several bienniums the implementation of the regular programme of major maintenance, modernization and rehabilitation. In addition, owing to the nature of capital improvement projects, a number of which require long lead times or involve summer season timetables, it has often proved difficult to complete approved alterations and improvement projects during the biennium in which appropriations were granted. This has resulted in the further deferral of those projects to future bienniums, owing to the unlikelihood of project completion during the financial period.

30.5 Although efforts to overcome these difficulties are being made, a number of major maintenance projects are subject to unplanned interruptions. Labour, materials and technical services, in particular for those offices away from Headquarters, could suddenly become unavailable. For maintenance of roads, building façades and other similar structural maintenance, weather conditions can cause additional interruptions to project implementation. The bidding process, contractual and legal negotiations can also become protracted, resulting in unavoidable delays.

30.6 Most of the projects proposed for 1994-1995 relate to projects which have already been approved by the General Assembly but which needed to be deferred due either to the financial situation of the Organization or to the need to undertake other unforeseen emergency projects. A number of these projects are the continuation of previously approved

projects. The current proposals, therefore, represent the continuing phase of a "catch-up" programme which is expected to continue through the medium-term plan period and which these organizational units have the capacity to implement within the existing establishment. They do not reflect the levels of resources required to implement fully the programme of facilities management outlined in the report of the Secretary-General to the General Assembly at its forty-fifth session (A/45/796).

Resource requirements (at current rates)

30.7 As indicated in table 30.1 above, the total resources requested under this section are estimated at $68,958,500 consisting of provisions under construction ($17,241,900), alteration and improvement ($33,087,100) and major maintenance ($18,629,500).

A. Construction

1. Construction of conference facilities at the Economic and Social Commission for Asia and the Pacific, Bangkok

30.8 The main construction of conference facilities at the Economic and Social Commission for Asia and the Pacific (ESCAP) was completed early in 1993 and the building was inaugurated on 9 April 1993. Final adjustments to technical installations are currently under way and all outstanding bills from the contractor are being reviewed. A separate report on the completion of the construction project at Bangkok will be submitted to the General Assembly during its forty-eighth session. No additional resources will be required during 1994-1995.

2. Construction of additional modules at the North Building at the Economic Commission for Latin America and the Caribbean, Santiago

30.9 The construction of additional modules at the North Building at the Economic Commission for Latin America and the Caribbean (ECLAC) at Santiago was completed in 1992. No resources will thus be required during the 1994-1995 biennium.

3. Construction of conference facilities at the Economic Commission for Africa, Addis Ababa

30.10 It will be recalled that in the report of the Secretary-General on the construction of additional conference facilities at the Economic Commission for Africa, Addis Ababa (A/C.5/45/53) it was envisaged that the project would be completed during the 1994-1995 biennium. The appropriation required for the biennium 1994-1995 was estimated at $17,241,900. At this stage, negotiations between the United Nations and the contractor are still under way in connection with the compensation claim by the contractor resulting from the *force majeure* situation at Addis Ababa and the additional expenditures required arising from the extension time for completion of the construction. It is anticipated that the resolution of these matters would not require any increase in the estimated project cost of $107,576,900 as reported to the General Assembly during its forty-fifth session. A detailed progress report on the implementation of the construction project at Addis Ababa, including developments regarding the negotiations between the United Nations and the contractor, will be submitted to the Assembly at its forty-eighth session. Pending the outcome of those negotiations, it is estimated that the total resources required for the 1994-1995 biennium could be kept within the level of the appropriation required ($17,241,900) as indicated in the report of the Secretary-General to the forty-fifth session of the General Assembly. Accordingly, resources at that level are requested.

B. Alterations and improvements

1. Global programme ($2,752,100)

30.11 It will be recalled that, in the report of the Secretary-General on the status of telecommunications activities in the United Nations (A/C.5/46/5), the establishment of a global telecommunications network for the organizations of the United Nations system was proposed to carry the traffic, not only of the United Nations, but also of the specialized agencies. In section V of its resolution 46/185 B of 20 December 1991, the General Assembly, *inter alia*, took note of the recommendations of the Advisory Committee on Administrative and Budgetary Questions,[1] which stated that the operational arrangements for implementation of a common carrier system needed to be further developed together with detailed cost estimates, in close consultation with the specialized agencies; and that, at such time as the operational plan was clearly worked out and agreed to by the specialized agencies, a comprehensive proposal for expansion of the existing telecommunications network should be submitted to the General Assembly, including the implementation schedule, cost estimates and plan of financing.

30.12 Since most organizations were not prepared to finance a global telecommunications network before it became operational and in view of the fact that an improved United Nations telecommunications network will not only be cost-effective but will also be responsive to the daily operations of the United Nations in such vital areas as peace-keeping operations, humanitarian activities and preventive diplomacy, the improvement of the United Nations telecommunications system, geared exclusively to the needs of the United Nations, is being proposed. The resources requested ($2,572,100) would cover the equipment and related requirements for the installation of satellite earth stations at ECLAC, Santiago, the Economic and Social Commission for Western Asia (ESCWA) at Amman, and the United Nations Office at Nairobi. A comprehensive report on the enhancement of the existing United Nations telecommunications network will be submitted to the General Assembly at its forty-eighth session.

2. United Nations Headquarters, New York ($14,203,500)

35.13 The projects proposed for implementation at Headquarters during the biennium 1994-1995 at an estimated cost of $14,203,500 (at current rates) are described below.

(a) General facilities projects ($10,021,300):

(i) Comprehensive study and development of a master plan for United Nations facilities in New York and the preparation of a 12-year priority renovations programme: ($900,000). Owing to the age of the Headquarters complex, which is now over 40 years old, both the exteriors and interiors of the buildings as well as the overall site of the complex require extensive refurbishing, upgrading and major repairs. In addition, ongoing technological innovations over the years have imposed an extraordinary burden on the mechanical and electrical support systems which are now operating at full capacity, making these inadequate and inefficient, and resulting in higher energy consumption and increased utilities costs. In view of the accelerating deterioration of the facilities at Headquarters arising from the normal wear and tear of the systems over the years, the exposure of the facilities to the elements and due to the age and almost obsolete mechanical and electrical systems and equipment, the development and preparation of a long-term plan for major maintenance and capital improvements projects would be required;

(ii) Continuation of a four-year programme, started in 1992, for the installation of data cabling in the Headquarters complex. This cabling is required for electronic communications between offices at Headquarters as well as to the New York Computing services in order to permit more effective and economical data communications between these Headquarters offices and other duty stations ($4,616,300);

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[1] *Official Records of the General Assembly, Forty-sixth Session, Supplement No. 7A* (A/46/7/Add.1-16), document A/46/7/Add.12.

(iii) Modernization and improvement of electrical and mechanical systems and equipment: ($3,245,000). The resources requested relate to the continuation of priority work on electrical equipment and lighting ($100,000); heating, ventilation and air-conditioning ($1,570,000) and the continuation of the programme for the upgrading and replacement of lighting with new energy efficient fixtures in the Secretariat building ($500,000). As a consequence of the Montreal Convention, the use of freon gas coolants is being eliminated and manufacture of freon gas is being phased out. It is, therefore, necessary to modify all equipment in the compressor room of the air-conditioning system in order to accommodate the alternative coolants. The existing fire and safety alarm systems at Headquarters have reached the end of their life expectancy. Already, several major overhauls have been made to keep the system working in order to provide the necessary safety for delegations and staff. A four-year programme for the replacement of fire alarm and security systems, estimated at $2,450,000, is therefore proposed, of which $1,075,000 relates to expenditures required for the 1994-1995 biennium;

(iv) Computerization of facilities management ($910,000). A four-year programme for the computerization of facilities management, estimated at $1,780,000, is proposed. For the 1994-1995 biennium, it is envisaged to computerize operations in the heating, ventilating and air-conditioning plant, to programme the scheduling of the maintenance of electrical equipment and to establish a computerized inventory system for furniture and office space;

(v) Upgrading of facilities and access ways ($350,000). In order to ensure access to all, including the handicapped and in compliance with the Disabilities Act of the United States, the improvement to access and circulation in the buildings and other modifications to facilities will need to be implemented, such as modifications to toilet facilities, installation of strobe lighting in corridors for the hearing impaired, replacement of hardware on doors and installation of additional access ramps, where required.

(b) Improvements of security and safety ($1,652,200). Under improvements of security and safety, the resources requested are as follows:

(i) Replacement of security booths: ($410,000). The various security booths around the perimeter of the Headquarters complex have seriously deteriorated over the years owing to their continuous exposure to the elements. The replacement programme will take two bienniums to be completed at an estimated cost of $810,000. For the 1994-1995 biennium, it is proposed to replace and enlarge the following security booths to meet current security requirements: existing, temporary security booths at 43rd and 44th Streets and First Avenue and at the 42nd Street and Service Drive, the security booth at 42nd Street and First Avenue; and the central vehicular booth at 43rd Street and First Avenue;

(ii) Upgrading of emergency evacuation back-up lighting and signals in the Secretariat, Conference and General Assembly buildings ($492,200). In order to provide increased protection for safety purposes in the event of emergency, the need to evacuate the building or total power outages, back-up lighting and signals along the evacuation routes need to be installed in accordance with the new fire code requirements of the City of New York;

(iii) Installation of protective film on windows of four floors of the Secretariat complex ($250,000); and the installation of vehicular security barriers at all entrances and exits of the Headquarters complex ($500,000). Shatterproof film on perimeter windows of the first four floors of the buildings in the complex as well as telescopic vehicular security barriers, which are hydraulically operated, have to be installed in order to ensure enhanced protection and prevent unauthorized access into the buildings.

(c) Conference-servicing operations ($1,900,000). A programme for the systematic and progressive replacement and upgrading of the electronic equipment in the conference rooms at United Nations Headquarters, endorsed by the General Assembly in its resolution 37/14 E, commenced in 1982. In the biennium 1994-1995, work would be scheduled for the replacement and modernization of electronic equipment for simultaneous interpretation and the voting system in Conference Rooms 1 and 2 ($1,660,000); and the replacement of the Master Control Equipment ($240,000). The current Master

Control equipment, which is the main system connecting the audio capabilities of all conference rooms and verbatim reporting, was installed almost 40 years ago and is now outdated;

(d) Public information activities ($630,000). The resources requested relate to the renovation of the Meeting Centre Room at the General Assembly building ($350,000) in order to facilitate and to provide adequate backup of on-air production services; the conversion of tape rooms 1 and 2 in the General Assembly building into a single production area ($245,000) in order to facilitate the operations off on-air video tape requirements and associated tape storage; and the reconfiguration and alteration of the Visitors' Service Ticket Counter ($35,000) in order to provide a smoother flow of visitors' traffic and to avoid intense sun glare for the staff behind the counter.

3. United Nations Office at Geneva ($12,267,000)

30.14 The projects proposed for implementation during the 1994-1995 biennium, estimated at $12,267,000 (at current rates), relate to the modernization and upgrade of buildings and technical installations.

(a) Renovation of the Assembly Hall ($7,961,000). The Assembly Hall was last repaired and renovated 25 years ago. Equipment and other technical installations are damaged as a result of wear and tear over the years and need to be refurbished or replaced with current standards and modern conference-servicing standards. New seating arrangements would be required in order to allow for increased seating capacity. Since the technical installations and improvements should be implemented in conjunction with the renovation of the Assembly Hall, the total cost of renovations and the upgrade of technical installations are being requested during the 1994-1995 biennium. The breakdown of the total cost are indicated below:

(i) Replacement and modernization of the air-conditioning system ($990,000). The air-conditioning equipment was installed in 1935 and is already obsolete. The manufacturer neither manufactures, services nor supports the equipment. New air-conditioning equipment and controls would, therefore, be required;

(ii) Replacement of the interpretation equipment, including installation of an electronic voting board ($1,380,000). The present simultaneous equipment was installed in 1961. The number of microphones (132) are now insufficient to accommodate the total number of States Members of the United Nations. Expansion of the present system is not a viable option since the present equipment is no longer produced by the manufacturer and its servicing and spare parts are not available;

(iii) Renovation of the Assembly Hall and its galleries ($3,510,000). The renovation project includes the following: removal of existing carpets and their replacement in areas of the podium and galleries; and adjusting these to the new seating accommodation ($672,000); construction of a removable podium designed to be dismantled in order to be adaptable to specific requirements of meetings ($370,000); transformation of eight interpretation booths ($240,000); alterations to corridors ($100,000); painting and scaffolding of the entire hall area ($300,000); replacement of wall coverings ($600,000); removal of asbestos and its replacement with other materials ($533,000); replacement of curtains ($575,000); installation of protective covering to the glass roof to avoid direct sunlight and condensation and in order to improve temperature balance ($120,000);

(iv) Installation of built-in furniture ($1,382,000). The resources required would cover the renovation and replacement of furniture for delegate seating and the replacement of furniture in the galleries;

(v) Improvement of lighting to suit the seating configuration ($140,000);

(vi) Fees for architects, consulting engineers, and so forth ($559,000).

(b) Reconditioning of Conference Room H3: ($450,000). The project includes the reconfiguration of the interpreters booths ($169,300) and the replacement of the air-conditioning ($131,500) and simultaneous interpretation ($149,200)

systems. The air-conditioning and simultaneous interpretation systems were installed in 1966 and 1967 respectively. Owing to the unavailability of spare parts and services to maintain the systems, their replacement would be required;

(c) Modernization of the central kitchen and the distribution cafeteria ($1,026,000). The Committee on Health and Hygiene at the United Nations Office at Geneva reported that the central kitchen and distribution cafeteria do not meet health standards. Electrical and sanitation facilities and deep-freeze systems are obsolete and need to be replaced; the ventilation system cannot be cleaned. The resources requested would cover the cost of new cooking and deep-freeze equipment ($290,000); the replacement of the ventilation system ($450,000); repair of the sanitation facilities ($160,000); and masonry, plumbing, electrical work and consulting fees ($126,000);

(d) Improvements of security and safety ($867,000). Under improvements of security and safety, the resources requested are as follows:

(i) Installation of electronic access control ($124,000) for 70 doors leading outside in order to prevent intrusion through unguarded access and reduce thefts; 10 doors used by the maintenance staff and for five doors for offices storing computer equipment;

(ii) Construction of a small building for the reception and access of visitors ($743,000). In order to ensure better security and control of visitors entering the Pregny gate, the construction of a small building is proposed. The resources requested relate to masonry ($180,000); carpentry ($200,000); painting ($40,000); electrical wiring, lighting and other technical installations and furniture ($243,000) and fees for architects, engineers, and so forth ($80,000).

(e) Space alterations to upgrade office space ($1,963,000). The resources requested under this project relate to the improvements and alterations required to upgrade and increase office accommodation. These consist of the following:

(i) Alterations to lateral offices on the fifth and sixth floors of the Assembly Building ($496,000). These offices are severely damaged and need renovation. The resources requested would provide for painting, masonry, carpentry, electrical work, replacement of floor covering and curtains and other related costs;

(ii) Repair and renovation of the eighth floor of the Assembly Hall ($1,123,000). Owing to lack of adequate lighting, the space is hardly utilized as office space. Its renovation would provide for the creation of approximately 30 additional offices to meet the needs of conference-servicing staff;

(iii) Reconfiguration of the documents distribution counters at door 40 and the first floor of the Council Building ($344,000). In order to rationalize and streamline the documents distribution operation, it is proposed to consolidate the two documents distribution counters into one enlarged centre. This would release approximately 100 square metres of space in the Council building, which could be utilized to accommodate office space requirements.

4. United Nations Office at Vienna ($750,000)

30.15 Alterations and improvements proposed for the United Nations Office at Vienna, estimated at $750,000, would cover the cost of miscellaneous alterations required to convert non-office space into office space ($256,000); the installation of a controlled environment for computer and data communication facilities($382,000); and the installation of a direct communication link between the United Nations Offices at Vienna and the printing and reproduction facilities of the International Atomic Energy Agency ($112,000).

5. United Nations Office at Nairobi ($354,500)

30.16 The following projects are proposed at an estimated cost of $354,500:

(a) Continuation of space alterations in order to upgrade the use of office space ($97,200);

(b) Modernization of technical installations ($257,300): installation of fire alarm and smoke-detector systems ($66,500); replacement and modernization of catering services equipment ($119,800); and replacement of pipes required for water supply and drainage ($71,000).

6. Economic and Social Commission for Asia and the Pacific ($1,550,000)

30.17 The projects proposed for implementation during the biennium 1994-1995 at an estimated cost of $1,550,000 (at current rates) relate to the following:

(a) Continuing programme of conversion of space released on completion of the Conference Building ($500,000);

(b) Upgrading of storage facilities in the basement of the Secretariat and Service buildings ($150,000). The only facility currently available for spare parts, furniture and equipment, and records retention storage are wire mesh cages. Owing to inadequate and unsuitable shelving, stored items easily deteriorate or are often damaged. The resources requested would be utilized to cover the cost of constructing an enclosed area, equipped with industrial quality shelving, which would be suited to fork-lift truck operation;

(c) Replacement of elevator control systems and renovation of elevators in the Secretariat and Service buildings ($800,000). The elevators have obsolete electro-mechanical controls for which spare parts are becoming increasingly difficult to procure. The resources requested would convert and modernize the control systems into an automated system compatible to those in the newly constructed Conference Centre;

(d) Installation of a general coverage emergency public address system in the Secretariat and Service buildings similar to that of the Conference Centre ($50,000). The current installation does not allow for full sound coverage on each floor of the buildings. The installation of new wiring and speakers and a new amplifier/control gear would be required in order to connect the emergency public address system in these buildings to the Conference Centre system;

(e) Technical engineering study on the replacement or upgrade to high-voltage transformers and switchgear in the building ($50,000). Aside from being obsolete, the existing equipment uses toxic organic compounds for coolants that are now banned. The study would review various options, including the possibility of replacing the current transformer into a low-voltage switch and its relocation to an outdoor sub-station structure.

7. Economic Commission for Latin America and the Caribbean ($710,000)

30.18 Alterations and improvements proposed for ECLAC relate to the continuation of the following projects: upgrading of all electrical wiring installations in order to support increased power demand owing to technological innovations ($120,000); replacement of existing substandard office panels with acoustical, insulated and fire protected panels ($180,000); upgrading of existing lighting system in areas with poor illumination and installation of false ceilings and insulation in walls to promote energy conservation ($50,000); continuation of the upgrade of the telephone system including the installation of network standard telephone hardware and software to provide full comparability and interconnectivity with the new telephone systems at other United Nations offices ($235,000); and the final phase of the project relating to the installation of raceways to accommodate new communication lines with the mainframe computer and computer networking ($20,000). The resources requested would also provide for the modernization of fire exit staircases to meet current code requirements and improvement of handicapped access ($65,000); the installation of a labour-saving automated lawn sprinkler system at the ECLAC compound ($20,000); and the computerization of floor planning and space utilization ($20,000).

8. Economic Commission for Africa ($500,000)

30.19 The resources requested relate to the renovation of the Rotunda area of the Africa Hall Building ($120,000); window repairs and balance replacement programme to be carried out for all buildings ($80,000); conversion of the Extension Office Building basement to provide for storage facilities ($50,000); replacement of lighting fixtures in the Africa Hall Building and the Extension Office Building ($50,000); reconfiguration of the Library Building basement area ($50,000); renovation of the first floor of the Extension Office Building ($100,000); and the renovation of the Cafeteria area ($50,000).

C. Major maintenance

1. United Nations Headquarters, New York ($10,674,000)

30.20 As part of the continuing major maintenance programme at Headquarters, the following projects would be undertaken during the biennium 1994-1995:

(a) Heating, ventilation and air-conditioning: $600,000. Projects under this heading include the replacement of heating and cooling coils, bearings and shafts on specific fans; the repair and refurbishing of equipment in various fan rooms and of large compressors and air-handling units for the air-conditioning system;

(b) Electrical maintenance: $300,000. Projects under this heading include the replacement of circuit breakers in sub-distribution panels and in the Conference and General Assembly Buildings; replacement of dimmer controls, receptacles, wall clocks; and the calibration of switchboards and motor controls;

(c) Plumbing maintenance: $500,000. The resources requested would provide for the replacement of damaged and defective piping and valves throughout the Headquarters complex; replacement of bathroom fixtures, of domestic hot water coils, plumbing gratings and traps; and the repair and maintenance of conveyors in the Secretariat Building, electro-pneumatic doors, dumb waiters, overhead roll-up doors, river water intake equipment and sump pits;

(d) Replacement of carpets, drapes and upholstery work: $800,000. The resources requested relate to the regular replacement and repair programme of carpets, drapes and venetian blinds in various locations throughout the Headquarters complex and the reupholstering of conference room furniture;

(e) Carpentry: $175,000. Provisions would be required for the regular programme of rebuilding and refurbishing of Class A furniture in all buildings;

(f) Painting: $900,000. The projects planned for the biennium 1994-1995 relate to the painting projects in various areas of the General Assembly, Secretariat, Library and Conference Room buildings as well as the traffic lines markings in front of the Secretariat Building;

(g) General maintenance: $800,000. The resources requested would provide for the replacement, as required, of the glass panes throughout the complex and of the spandrel glass panels in between floors of the Secretariat Building; caulking and sealing of building façades, replacement of floor tile materials, exterior door saddles and sash balances for windows; concrete curbing and lawn sprinklers for the North Garden;

(h) Asbestos abatement: $1,000,000. A multi-year programme of asbestos abatement, which started during the 1988-1989 biennium, will continue during 1994-1995. The programme will be implemented in accordance with technical guidelines, air quality surveys and existing conditions in selected areas at Headquarters;

(i) Structural and architectural maintenance: $5,599,000. Under structural and architectural maintenance, the resources requested relate to the following projects:

(i) Continuation of the repair and rehabilitation of the structures overhanging the FDR Drive ($3,600,000). In 1992, owing to the hazardous conditions of the structures above the FDR Drive and the imminent danger to the public in the traffic below, the General Assembly, in its resolution 47/220 A of 23 December 1992, on the programme budget for the 1992-1993, *inter alia*, approved the related resources for the first phase of the repair and rehabilitation of the structures above the FDR Drive. The resources requested for the biennium 1994-1995 relate to the continuation of the corrective work required to those structures, including the removal and replacement of 10 expansion joints and of the entire concrete asphalt surface adjacent to these expansion joints, namely, the walkway in the middle of the garden area running north/south, the playground at the north end, as well as in the areas south of the garden which is adjacent to the Secretariat Building;

(ii) Waterproofing of the floors in the first basement and some portions of the second basement of the Garage ($694,000). Under the restoration and waterproofing programme for the United Nations Garage, which were carried out during the previous bienniums, the hazardous structural conditions which were affecting the concrete slab on the second level of the garage were eliminated. The waterproofing of a section of the second level will be completed during the current biennium. However, owing to the absorption of salts during winter periods, some damage has occurred in the first level of the garage. Although the assessment of the first level and the remaining sections of the garage showed no evidence of structural damage, the waterproofing of the first level and the remaining sections of the second level of the garage is requested in order to avoid structural damage similar to those of the other areas of the garage;

(iii) Secretariat roof repairs: ($195,000). The roof surface of the Secretariat Building, which was replaced 10 years ago, is now showing evidence of cracks and surface deterioration. The resources requested would be utilized for the required repairs in order to prevent leakage and avoid damage to the structure;

(iv) Waterproofing of floors of mechanical equipment rooms on the 6th, 16th, 28th and the 39th floors of the Secretariat Building ($555,000). Due to the normal expansion and contraction of concrete surfaces, the floors of the four mechanical equipment rooms in the Secretariat Building have suffered fatigue damage. Over the years, this shifting has created cracks which permit leakage to occur following condensation or pipe breakage. Since the occupied office spaces beneath these mechanical equipment rooms have already been damaged by leaks, appropriate remedial action is being proposed;

(v) Replacement of the concrete sidewalk at the Peace Bell court ($355,000). The estimated requirements under this heading relate to the continuation of the sidewalk replacement project which started in 1988. Since that time, the court area surrounding the Peace Bell has weakened resulting in frequent leakage into Conference Rooms A, B, C and D. Appropriate repairs would be, therefore, required;

(vi) Installation of new electrical feeders for the high-rise elevators ($200,000). In order to increase safety and reliability in the operation of the high-rise elevators, it would be necessary to separate the electric feeder currently serving all six high-rise elevator cars and two freight elevator cars into two separate feeders. Accordingly, the related resources are requested.

2. United Nations Office at Geneva ($3,091,200)

30.21 It is proposed that the following projects be implemented during the biennium 1994-1995 at an estimated cost of $3,091,200 (at current rates):

(a) Buildings ($1,476,000):

(i) Renovation of parking areas and road covering: ($334,000). The resources requested would provide for the renovation of the badly damaged Ariana's enclosure roads for access to the Palais and its annexes and parking areas at rue de Pregny;

(ii) Installation of separate drain pipes at "La Pelouse", "Le Bocage" and "La Fenêtre" ($204,000). As requested by the Geneva authorities, the installation of a second separate drain pipe system for rain water drainage to the main Geneva sewer would be required consistent with normal practice;

(iii) Continuation of the programme of repair to flat-roof areas of the buildings to avoid infiltrations of water ($505,000);

(iv) Repair of the structure and façades of "Le Bocage" pavilions: ($102,000). These prefabricated pavilions have wooden structures that need to be repaired and painted;

(v) Repair of emergency stair 39: ($154,000). Owing to deterioration, these emergency stairs could represent a danger in case of fire. The resources requested would be utilized to repair the stairs and cracks in the walls in order to protect these from rain and further deterioration;

(vi) Replacement of elevated floor of the Council Conference Room: ($177,000). The metallic supports underneath the existing elevated floor have come apart and the elevated cables have been cut. Owing to the imminent danger it poses, its replacement would be required.

(b) Technical equipment and installations ($1,615,200):

(i) Replacement of the control systems of lift installations in the "E" building: ($307,000). The elevator installations in the "E" building came into operation in 1972. After 22 years of intensive use, the control systems need to be replaced and modernized. Two groups of four elevators each would be replaced: 42A, 42B, 43A, 43B as well as the duplex 40A, 40B and 41A and 41B;

(ii) Replacement of boiler No. 1 and the boiler at "Villa Le Bocage" building: ($292,000). Given the damaged state of the boiler's shell, there is a real risk of perforation. The project involves the demolition and removal of the old boiler and its ancillary equipment; installation of a new boiler; refurbishing, set-up, adjustment and testing of the existing burner; electrical connections and alterations to the control panel; integration of the new boiler to the existing chimney and to the hydraulic system; installation of masonry support and floor repairs; and the relining of the existing chimney;

(iii) Replacement of 13 electrical panels in the "E" building: ($313,000). The electrical panels situated at each floor of the building are equipped with circuit breakers, contactors, relays and cut-outs, which were installed in the 1970s. Since these equipment items are no longer available, it is proposed to replace the existing panels with a new one. The cost per unit is estimated at $24,100, for a total cost of $313,000;

(iv) Overhauling of two generators: ($73,000). The Palais is equipped with four emergency generators, which were installed in the early 1970s. The two oldest sets have been fully overhauled. It is estimated that $73,000 would be sufficient to cover the cost of overhauling the remaining sets;

(v) Replacement of the starting system of the refrigeration compressors: ($66,000). In order to prolong the life of the motors, which date back to 1972, it is proposed to set up new electronic starters to the three refrigeration compressors;

(vi) Replacement of the air-conditioning system in the interpretation booths of conference rooms 21, 22 and 23: ($438,000). It is proposed to replace this inefficient system with three independent systems in order to allow for more flexibility, better efficiency and economy in operation;

(vii) Continuation of the programme of replacement of water distribution pipes: ($66,000). During the 1990-1991 biennium, the project has been approved for the replacement of approximately 1,000 metres of cast-iron pipes

for over a period of three bienniums. During 1994-1995, water distribution pipes would be replaced in the last two areas of the Palais, namely, under the grounds of the Secretariat and the Assembly buildings;

(viii) Replacement of the two water heaters in the delegates' restaurant: ($25,000). The two water heaters of 400 litres each, which provide for hot water in the delegates' restaurant kitchens, date back to the construction of the Palais. After more than 60 years of use, their replacement would be required;

(ix) Continuation of the programme of repairs to the sanitation system: ($35,200). During the 1990-1991 biennium, the replacement of all drain pipes in 70 locations has been approved by the General Assembly. The resources requested relate to the last phase of the implementation of this programme and would cover the cost of the replacement of drain pipes in the last 20 locations.

3. United Nations Office at Vienna ($300,000)

30.22 Under the terms of the Agreement on the Common Fund for Major Repairs between the United Nations, IAEA, the United Nations Industrial Development Organization (UNIDO) and the Government of Austria, each of the four parties to the Agreement is required to contribute $25,000 annually to the common fund, and disbursements made for major repairs and replacement shall be reimbursed into the fund in equal shares by the parties during the subsequent year, provided that neither party shall be required in any one calendar year to make a total payment in excess of $150,000. Subject to a five-year review, the Government of Austria would be financially liable to meet that portion of the cost in any one calendar year which may exceed the financial liability of the organizations. The level of the fund is currently inadequate to meet maintenance requirements and was to have been reviewed in 1991 in the light of projected requirements. However, at the request of the Organizations at the Vienna International Centre, the terms of the annual ceiling was provisionally extended to 1993. Discussions are currently under way among IAEA, the United Nations, UNIDO and the Government of Austria in connection with the Agreement on the Common Fund for Major Repairs and the related Protocol regarding the Provisional List of Main Elements referred to in article 2 of the Agreement. Pending the outcome of those negotiations, the resources of $300,000 requested are based on the assumption that the level of expenditures chargeable to the United Nations for the biennium 1994-1995 would be equivalent to the annual ceiling of $150,000, which is in effect through 1993.

4. United Nations Office at Nairobi ($1,744,300)

30.23 The major projects proposed for 1994-1995 for the United Nations Office at Nairobi, estimated at $1,744,300 (at current rates) relate to the following:

(a) Building structures and grounds ($1,386,700). The resources requested relate to external work on buildings and the maintenance of building façades and roofs ($264,000); tarmacking of access, parking and security patrol roads ($133,800); landscaping of 140 acres of land ($238,400); and the replacement of carpets and linoleum in offices and corridors and repair of floor finishes ($750,000);

(b) Technical installations ($357,600). The resources requested would provide for the repair and overhaul of heating, ventilation systems in the conference room areas, including the upgrade of conference facilities and the maintenance of the solar hot water heating system ($81,400); the repair and maintenance of sanitation, drainage and irrigations systems ($128,300); spares of technical installations and other major maintenance requirements ($141,200); and the maintenance of the fire hydrant and fire alarm systems ($6,700).

5. Economic and Social Commission for Asia and the Pacific ($1,485,000)

30.24 In accordance with the established long-range maintenance programme, the major projects proposed for implementation during 1994-1995 at an estimated cost of $1,485,000 (at current rates) relate to the following:

(a) Building structure and grounds ($400,000). During the 1992-1993 biennium, the recaulking of the marble cladding in the east/west façade of the secretariat building was envisaged. Following preliminary work on this area,

however, it had been determined that its replacement and installation with a more secure mounting system would be required. Accordingly, additional resources for this purpose are being requested;

(b) Technical systems ($1,085,000): the resources requested under this heading relate to the completion of the project of modernization of air-conditioning equipment ($200,000); the replacement and upgrade of obsolete and deficient fire detection and alarm systems ($150,000); the replacement of an inoperable security patrol site system ($50,000); the programmed maintenance of 69 kilowatt transformers and switchgear ($175,000), upgrading of air-conditioning plant chiller ($375,000); replacement of bussducts ($100,000); and the replacement of septic tanks ($35,000).

6. Economic Commission for Latin America and the Caribbean ($475,000)

30.25 The estimated requirements under this heading would cover expenditures related to a long-range maintenance programme which is indicated below:

(a) Building structure and grounds: ($200,000). A six-year major maintenance programme has been developed for the maintenance of building structure and grounds at an estimated cost of $490,000. The resources requested for 1994-1995 relate to cleaning of concrete surfaces and aluminum window frames ($15,000); waterproofing of the roof of the main building of ECLAC ($80,000); paving of the front of the building and some walkways, which became necessary due to ground settlement over the years, and the repaving of some of the roads within the compound ($45,000); and change of floor tiling in the main building ($60,000);

(b) Technical installations: ($275,000). A six-year programme for the replacement of technical installations has been estimated at $450,000. For the 1994-1995 biennium the following projects would be implemented: replacement of summer-winter control for the CLADES Building and upgrading of the heating system in the North Building ($70,000); replacement of an obsolete emergency change-over switch and refurbishing of electrical panel for the boiler room and all electrical panels in the Main and CLADES Buildings ($20,000); modification and rezoning of the heating, ventilation and air-conditioning system for the CLADES Building and of the fresh air intake and ventilation system in the Main Building ($100,000); reconditioning of toilets in the Main Building ($50,000); and the overhaul of existing elevators to upgrade them to more modern standards ($35,000).

7. Economic Commission for Africa ($860,000)

30.26 The estimated requirements under this heading relate to the maintenance of the access area between the Africa Hall Building and the Extension Office Building ($60,000); application of water proofing material to the roofs of all buildings of the secretariat ($80,000); maintenance and resurfacing of asphalt pavements ($80,000); external painting and retiling of the Africa Hall Building ($150,000); maintenance and landscaping of garden and landscaped areas ($50,000); maintenance and servicing of technical installations at ECA, including conference-servicing facilities ($440,000).